



Land Use



Community Center Guidelines have been prepared to aid in the physical development of vibrant community centers in Riverside County. These guidelines are intended to be illustrative in nature, establishing a general framework for design while allowing great flexibility and innovation in their application. Their purpose is to ensure that community centers develop into the diverse and dynamic urban places they are intended to be. These guidelines will serve as the basis for the creation of specified community center implementation tools such as zoning classifications and specific plan design guidelines.

The Community Center Guidelines are located in Appendix J of the General Plan.

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Southwest Area Plan, additional policy guidance is necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. The Local Land Use Section provides a host of policies to address these issues. These policies may reinforce County regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities. The intent is to enhance and/or preserve the identity and character of this unique area.

LOCAL LAND USE POLICIES

Community Centers

The Southwest Area Plan Land Use Plan identifies one community center within the planning area to help provide a focus for this community. The community center is located at the intersection of State Route 79 North and Murrieta Hot Springs Road. This designation is intended to allow for the development of a Town Center. The Community Center land use designation allows an unique mix of employment, commercial, public, and residential uses. In order to promote a compact mixture of these uses and to help bring about an ambiance tailored to the pedestrian, voluntary incentives may be necessary to promote this more efficient form of land development.

Policies:

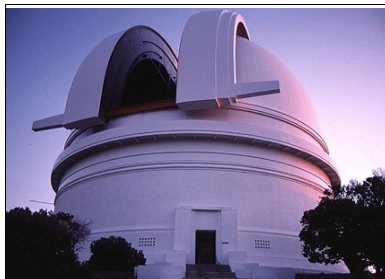
SWAP 6.1 Require that the area designated as Community Center be designed and developed as one specific plan of land use.



SWAP 6.2 Provide incentives, such as density bonuses and regulatory concessions to property owners and developers, to facilitate the development of community centers as designated on the Southwest Area Plan Land Use Plan, Figure 3.



SWAP 6.3 Ensure that community centers development adheres to those policies listed in the Community Centers Area Plan Land Use designation section of the General Plan Land Use Element.



The Mount Palomar Observatory

Mount Palomar Nighttime Lighting Requirements

The Mount Palomar Observatory, located just outside of the Southwest planning area in San Diego County, requires unique nighttime lighting standards in order to allow the night sky to be viewed clearly. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the observatory's view. Please see Figure 5, Mt. Palomar Nighttime Lighting Policy for areas that may be impacted by these standards.



Policies:



SWAP 7.1 Adhere to the lighting requirements of county ordinances for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.



Light pollution occurs when too much artificial illumination enters the night sky and reflects off of airborne water droplets and dust particles causing a condition known as skyglow. It occurs when glare from improperly aimed and unshielded light fixtures cause uninvited illumination to cross property lines.

Third and Fifth Supervisorial District Design Standards and Guidelines

In July 2001, the County adopted a set of design guidelines applicable to new development within the Third and Fifth Supervisorial Districts. The Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts are for use by property owners and design professionals submitting development applications to the Riverside County Planning Department. The guidelines have been adopted to advance several specific development goals of the Third and Fifth Districts. These goals include: ensuring that the building of new homes is interesting and varied in appearance; utilizing building materials that promote a look of quality development now and in the future; encouraging efficient land use while promoting high quality communities; incorporating conveniently located parks, trails, and open space into designs; and encouraging commercial and industrial developers to utilize designs and materials that evoke a sense of quality and permanence.

Policies:



SWAP 8.1 Adhere to development standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts.



A major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County, even though some areas have been impacted by man-made changes.



- RCIP Vision

Agricultural Preservation

Agriculture continues to be an important component for many communities within the Southwest planning area. In addition to offering valuable agricultural production, the wineries and vineyards are a strong tourist attraction and economic asset for the Southwest planning area. The citrus and avocado groves also provide a viable agricultural product, while cattle can be found grazing on the rangeland. Not only do each of these agricultural uses provide an economic benefit, but they also help to preserve the historic character of the Southwest planning area.

Policies:



SWAP 9.1 Protect farmland and agricultural resources in the Southwest planning area through adherence to the Agricultural Resources section of the General Plan Multipurpose Open Space and Agriculture section of the General Plan Land Use Element, as well as the Citrus/Vineyard Policy Area.